



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

May 1, 2026

Evern and Indianola Williams
5021 East 14th Street North
Wichita, KS 67208

Re: BZA2026-00035: Administrative Adjustment in the City to reduce the north front setback from 25 feet to 20 feet (20 percent) to allow for a unenclosed wheelchair ramp on property zoned SF-5 Single-Family Residential District, generally located on the south side of East 14th Street north and within two-blocks east of North Oliver Avenue (5021 East 14th Street North).

Legal Description: West 65 feet of Lots 1 & 2, Block 3, University Heights 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to reduce the north front setback from 25 feet to 20 feet (20 percent) on the aforementioned property in order to reconstruct an unenclosed wheelchair ramp. The front setback is not platted, and the house is constructed 30 feet from the front property line. By reducing the front setback, that creates 10 feet of buildable area. Furthermore Section III-E.1.e.(1) of the Unified Zoning Code (UZC) permits open outside ramps to project up to 5 feet into a required front setback. The end of the ramp would be 15 feet from the front property line. Therefore, the ramp would be in compliance with the UZC.

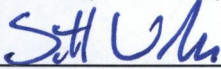
Section V-I.2.a of the UZC allows reducing the minimum front setback (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the front setback as described will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way. The wheelchair ramp would be unenclosed.
- 2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. Properties to the north, east, south, and west are zoned SF-5 and are developed with single-family dwellings. An enclosed ramp that provides an accessible means of entry is not likely to have significant visual impacts on surrounding uses.
- 3) Compatibility with existing or permitted uses on abutting sites: The provision for an unclosed ramp to provide an accessible means of accessing the dwelling is compatible with the surrounding uses.
- 4) Effect on public health, safety, or welfare: There will be no negative impact on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

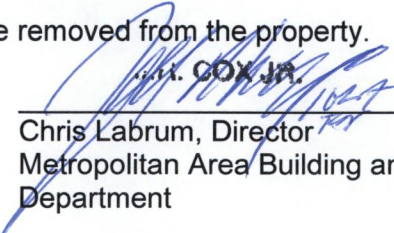
Our signatures below indicate that the Zoning Adjustment to reduce the north front setback from 25 feet to 20 feet (20 percent) is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The applicant shall obtain a building permit within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.
- 3) The setback reduction shall apply only to the 20-foot north front setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



Scott Wadle, Director
Metropolitan Area Planning Department



Chris Labrum, Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Joseph Shepard, City Council District I;
Zamaria Ball, District I

SITE PLAN

City of Wichita Map Print



APPROVED 5/1/26 BY *Thap Z*
BZA 26-35



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1:282

